

# Municipality of Lakeshore – Report to Council

## Growth and Sustainability

### Planning Services



**To:** Mayor and Members of Council

**From:** Urvi Prajapati, Team Leader -Community Planning

**Date:** January 7, 2025

**Subject:** Extension of Draft Plan Approval for the Forest Hill Subdivision File No. 37-T-02009 (Cooper Estates Limited)

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### Recommendation

Direct Administration to advise the County of Essex that the Municipality of Lakeshore is in support of extending draft plan approval for the Forest Hill Subdivision (File No. 37-T-02009) for a five-year period (to lapse March 8, 2030) as presented at the February 4, 2025 Council meeting.

### Strategic Objectives

This report does not relate to a Strategic Objective, but it is a core service to the development of the community.

### Background

Gorvan Enterprises Limited filed an application for approval of a plan of subdivision in November 2002 to the approval authority (the Ministry of Municipal Affairs and Housing at the time). As directed, the Municipality held its regulatory public meeting on January 31, 2003 to receive public input and forward the information to the Approval Authority to assist in its decision making process regarding the subdivision application. The subdivision received draft plan approval on March 8, 2004 consisting of 343 lots for single detached use and blocks for parkland, stormwater management, and natural areas.

In 2007, Council supported extending the draft plan approval for the Forest Hill Subdivision for a three-year period, as requested by the new owner of the development, Cooper Estates Limited. Council supported extending the draft plan approval for the Forest Hill Subdivision for another three-year period in 2010 (to lapse on March 8, 2013). Council again supported another three-year period in the following years in the past: 2013, 2016, 2019, and 2022. The existing approval will lapse on March 8, 2025 (Appendix 1). A copy of the draft plan is attached as Appendix 2.

It is to be noted that the applicant has finalized a part of the draft plan over the last few years (Forest Hills Phase 4A and Phase 4B) and is now working towards finalizing the next phase of the development.

## **Comments**

Cooper Estates Limited has indicated that it would like to further extend draft plan approval for the Forest Hill Subdivision for a period of five years, to March 8, 2030. A copy of the letter is attached as Appendix 3. An extension has been requested to complete the subdivision in accordance with all regulatory requirements and market conditions.

Administration recommends that Council support the five-year extension to grant additional time to satisfy the conditions of draft plan approval. It is to be noted that the developer and the Municipality are having ongoing conversations pertaining to sanitary allowances and storm water management for the remaining phases.

If Council chooses not to support the extension, a new draft plan of subdivision would be required to be submitted and approved by the County of Essex for any future phases of this development. A refusal would result in further delays to increasing the available housing stock along with increased costs which would ultimately be reflected in future house prices.

Engineering Services have been consulted on this request to extend draft plan approval for the Forest Hills Subdivision and support the recommendation subject to the following:

- The existing Stormwater Management Plan (dated August 1996) and the existing stormwater management facility will require an update in order to adhere to the new requirements from the Ministry of Environment and Windsor-Essex Regional Stormwater Management Manual to accommodate the remaining (ultimate) buildout of Forest Hills Subdivision (Phase 5).
- The proposed subdivision will only be eligible for limited sanitary conveyance capacity until such time as the Wastewater Conveyance Group 3 Project is completed. The Sanitary Assessment Memo provided to the applicant on March 31, 2023 identified that a maximum of 120 units can be developed at this time (as part of the this Draft Plan Approval). Please refer to Appendix 5 for complete comments.

## **Others Consulted**

The applicant also forwarded the extension of the Draft Plan of Subdivision request to the County of Essex. The County of Essex supports the request for a five-year extension (Appendix 4).

## Conclusion

Based on the foregoing, Administration recommends that Council direct Administration to forward the resolution of support to the County of Essex as per the Recommendation section of the report.

## Financial Impacts

There are no financial implications from this proposal.

## Attachments

Appendix 1 – Extension of Draft Approval (37-T-02009) – March 2022

Appendix 2 – Draft Plan Redline Revision Amended June 11 2018

Appendix 3 – Developer Request

Appendix 4 – Email from County

Appendix 5 – Engineering Comments

## Report Approval Details

Document Title:	Report - Extension Draft Plan Approval - Forest Hill Subdivision County File Number 37-T-02009 (Cooper Estates Limited).docx
Attachments:	- Appendix 1 - Extension of Draft Approval 37-T-02009 - March 2022.pdf - Appendix 2 - Draft Plan Redline Revision Amended June 11 2018.pdf - Appendix 3 - Developer Request.pdf - Appendix 4 37T-02009 - Forest Hill DPS Extension (Cooper Estates Limited) Jan 9 2025.pdf - Appendix 5 - Engineering Comments.pdf
Final Approval Date:	Jan 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Prepared by Urvi Prajapati

Submitted by Daniel Mercer and Tammie Ryall

Approved by the Corporate Leadership Team